

LEGEND

	SET BENCHMARK		SANITARY SEWER LINE
	FOUND REBAR AND CAP AS NOTED		STORM DRAIN LINE
	FOUND SECTION CORNER		OVERHEAD POWER LINE
	CALCULATED QUARTER CORNER		POWER LINE
	POWER JUNCTION BOX		WATER LINE
	STREET LIGHT		GAS LINE
	POWER TRANSFORMER		ROCKERY
	TELECOMMUNICATIONS MANHOLE		FIRE HYDRANT
	TELECOMMUNICATIONS RISER		WATER BLOW OFF
	UTILITY POLE W/ LIGHT		WATER METER
	SANITARY SEWER MANHOLE		WATER VALVE
	CATCH BASIN		WETLAND FLAG
	STORM DRAIN MANHOLE		SIGN
	CULVERT		

CONCRETE PAVING	BUILDINGS	WETLANDS
ASPHALT PAVING	GRAVEL SURFACE	

BRISTOL LANE CITY OF KIRKLAND PRELIMINARY SHORT PLAT MAP

ZONING: RSA 4

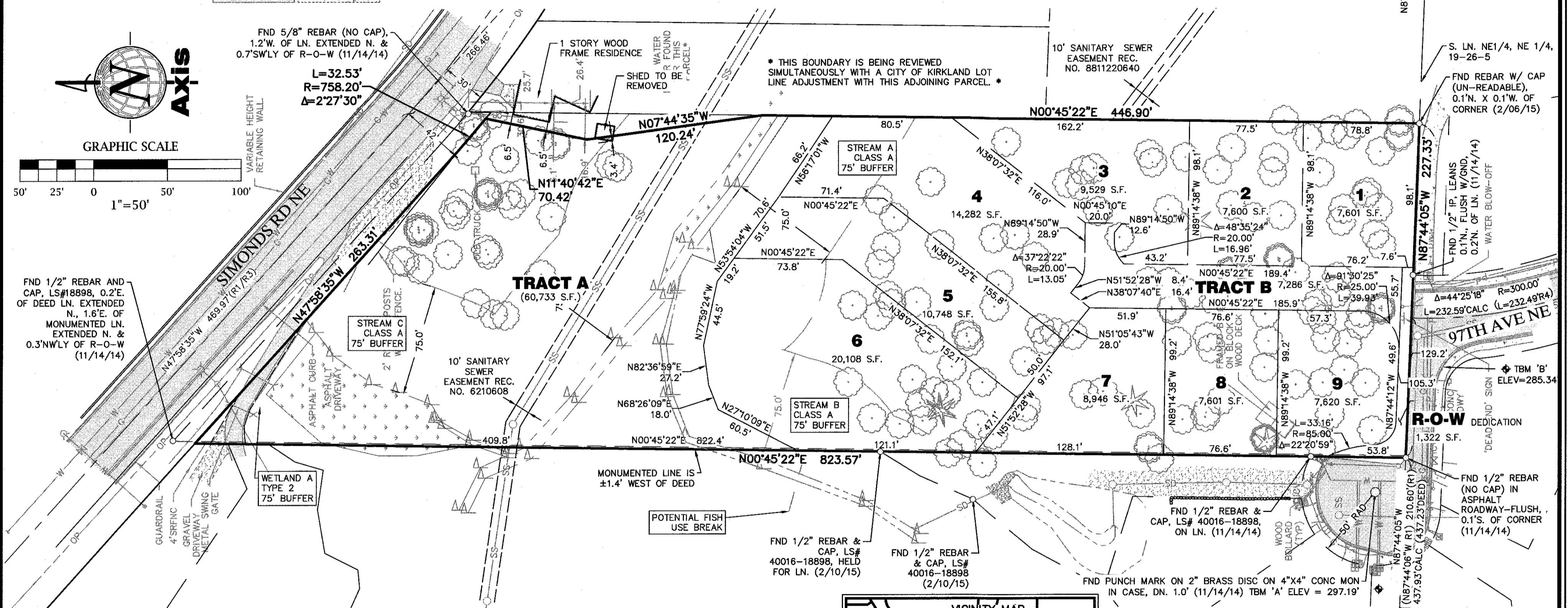
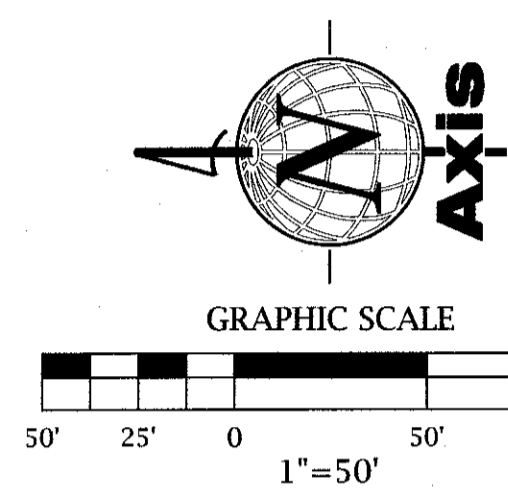
OWNER/DEVELOPER: NW EQUITY FUND, LLC
PO BOX 100
KIRKLAND, WA 98034
JIM JORDAN
206-498-3960

SURVEYOR: AXIS SURVEY & MAPPING
13005 NE 126TH PL
KIRKLAND, WA 98034
MITCH EVANS
425-823-5700

ENGINEER: CIVIL ENGINEERING SOLUTIONS
2244 NW MARKET ST, STE. B
SEATTLE, WA
DUFFY ELLIS
206-930-0342

FND "X" ON 2" BRASS DISK ON CONC MON IN CASE, DN. 0.4'

100TH AVE NE



BASIS OF BEARINGS

BASIS OF BEARINGS HELD NORTH 00°45'22" EAST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 5 EAST, WM., PER RECORD OF SURVEY FILED IN BOOK 129 OF SURVEYS, AT PAGE 120, UNDER RECORDING NO. 199905049001, RECORDS OF KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 833.02 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH PARALLEL TO THE EAST LINE THEREOF 637.49 FEET TO THE SOUTHWESTERLY LINE OF H.A. SIMONDS ROAD;
THENCE NORTHWESTERLY ALONG SAID ROAD 300.00 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH LINE THEREOF;
THENCE EAST ON SAID SOUTH LINE TO THE POINT OF BEGINNING;
EXCEPT THE NORTHEASTERLY 12 FEET OF SAID PREMISES DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED NOVEMBER 22, 1961 UNDER RECORDING NUMBER 5356333.

VERTICAL DATUM

ORIGINATING BENCHMARKS:
VERTICAL DATUM FOR THIS SURVEY PER KING COUNTY SURVEY CONTROL POINT 41892, WGS DESIGNATION 471
VERTICAL DATUM: NAVD '88
ELEVATION: 185.52'

SITE BENCHMARK:

• TBM A: TOP OF MONUMENT IN CASE AT THE CENTER OF CULDESAC.
ELEVATION: 297.19'
• TBM B: CHISELED SQUARE @ TOP BACK OF VERT. CURB, S. END OF SITE.
ELEVATION: 285.34'

REFERENCES

- KING COUNTY SHORT PLAT L99S0001, RECORDED UNDER AUDITOR'S FILE NO. 20040113900007, RECORDS OF KING COUNTY, WASHINGTON.
- PHASE III MAPLE GLENN, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 199112192126, RECORDS OF KING COUNTY, WASHINGTON.
- A.L.T.A. RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 199905049001, RECORDS OF KING COUNTY, WASHINGTON.
- PLAT OF DUNMORE DIV. 2, RECORDED UNDER AUDITOR'S FILE NO. 198208040352, RECORDS OF KING COUNTY, WASHINGTON.
- NORTHSHORE UTILITY DISTRICT FACILITIES MAP.
- WETLAND RESOURCES.

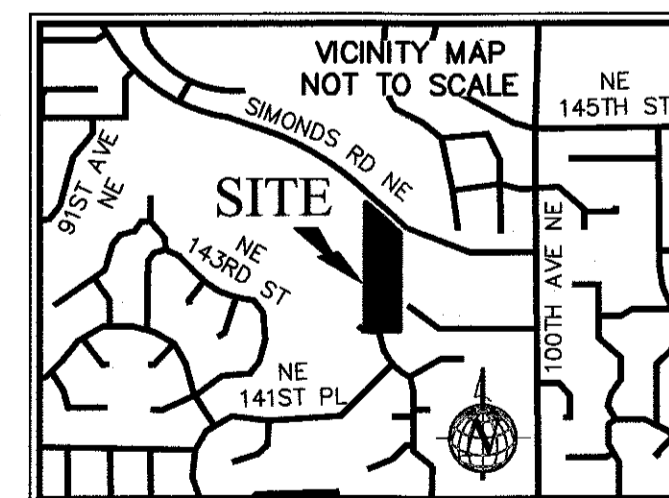
GENERAL NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 11, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

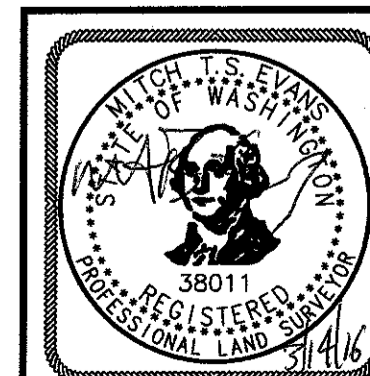
THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.) AND AS-BUILT INFORMATION PROVIDED BY THE UTILITY PURVEYORS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WETLANDS DELINEATED BY WETLAND RESOURCES AND FIELD LOCATED BY AXIS SURVEY AND MAPPING ON NOVEMBER 14, 2014.



NE 1/4, NE 1/4, SEC. 19, TWP. 26N.,
RGE. 6E., W.M. CITY OF KIRKLAND,
KING COUNTY, WASHINGTON



Axis
Survey & Mapping

15241 NE 90TH STREET
REDMOND, WA 98052
TEL 425.823-5700
FAX 425.823-6700

www.axismap.com

JOB NO.	DATE
14-198	03/14/16
DRAWN BY	CHECKED BY
ERM/JM	MTSE
SCALE	SHEET
1" = 50'	1 OF 1